

TRUST DEED

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COOK COUNTY CLERK'S OFFICE FILED

1986 SEP -2 PM 12:56

86387072

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE made August 22 19 86 ,between Richard Smigleski, Gwendolyn Smigleski, his wife , herein referred to as "Mortgagor", and

HERITAGE COUNTY BANK AND TRUST COMPANY

an Illinois Corporation doing business in Blue Island, Illinois, herein referred to as Trustee, witnesseth: THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note herein-after described, said legal holder or holders being herein referred to as Holders of this Note, in the principal sum of Sixty two thousand six hundred ninety five and 64/100----- Dollars, evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BEARER

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest on the balance of principal remaining from time to time unpaid at the rate of 12.5 per cent per annum in install-ments as follows: One thousand four hundred eleven and 01/100-----

Dollars on the 20th day of September 1986 and One thousand four hundred sixteen and 56/100-----

12.00

Dollars on the 25th day of each month thereafter until said note is fully paid except the final pay-ment of principal and interest, if not sooner paid, shall be due on the 25th day of March, 1991 All such payments on amount of the indebtedness evidenced by said note to be first applied to interest on the un-paid principal balance and the remainder to principal; provided that the principal of each installment unless paid when due shall bear interest at the rate of maximum allowed by law per annum, and all of said principal and interest being made payable at such banking house or trust company in Blue Island, Illinois as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of Heritage County Bank and Trust Company in said City,

NOW, THEREFORE, the Mortgagors to secure payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the COUNTY OF Cook AND STATE OF ILLINOIS,

7243 W. 152nd Ct., Orland Park, Il. Unit #34

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, in full rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, re- frigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

This Trust Deed consists of two pages, the conditions and provisions appearing on this page and on page two (the reverse side here of) are incorporated herein by reference and are a part hereof and shall be binding on the Mortgagors, their heirs, successors and assigns.

WITNESS the hand and seal of Mortgagors the day and year first above written.

X Richard Smigleski (SEAL) X Gwendolyn H. Smigleski (SEAL)

STATE OF ILLINOIS,

County of Cook } ss. Cheryl A. Rutgens a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard Smigleski and Gwendolyn Smigleski

who are personally known to me to be the same person(s) whose name(s) subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS INSTRUMENT WAS PREPARED BY: GIVEN under my hand and Notarial Seal this 22nd day of August, A.D. 1986

NAME Jan Meyer Heritage County Bank ADDRESS 12015 S. Western Ave Blue Island, Il. 60406

Cheryl A. Rutgens Notary Public

My Commission expires 4-15-88

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RECORDERS OFFICE (BOOK NUMBER 481)

NAME
STREET
CITY
INSTRUCTIONS

Blue Island, IL 60406

Heritage County Bank
1201 S. Western Ave.
Blue Island, IL 60406

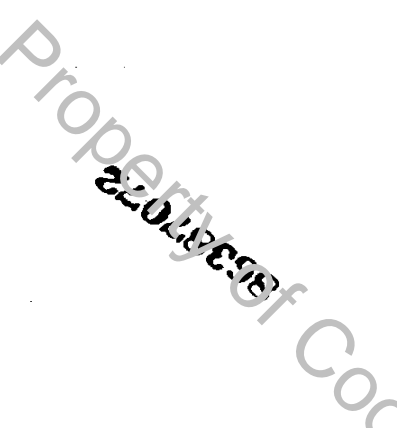
OR

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THIS NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HEREIN BEFORE THIS TRUST DEED IS FILED FOR RECORD.

The installment Note mentioned in the within Trust Deed has been identified herewith under Identification No. 01620
HERITAGE COUNTY BANK AND TRUST COMPANY
Assistant Vice President
Assistant Secretary

1. Mortgagee and its successors, assigns and representatives shall have the right to foreclose on the mortgaged premises and the premises appurtenant thereto...
2. The Trustee shall have the right to sell the mortgaged premises and the premises appurtenant thereto...
3. The Trustee shall have the right to lease the mortgaged premises and the premises appurtenant thereto...
4. In the event of a foreclosure sale, the proceeds of such sale shall be applied to the payment of the debt...
5. The Trustee shall have the right to sue for the principal and interest...
6. The Trustee shall have the right to accept assignments of the mortgage...
7. The Trustee shall have the right to defend and compromise the mortgage...
8. The Trustee shall have the right to execute and record documents...
9. The Trustee shall have the right to sue for the principal and interest...
10. No action for the enforcement of the lien or of any provision shall be subject to any defense...
11. The Trustee shall have the right to sue for the principal and interest...
12. The Trustee shall have the right to sue for the principal and interest...
13. The Trustee shall have the right to sue for the principal and interest...
14. The Trustee shall have the right to sue for the principal and interest...
15. The Trustee shall have the right to sue for the principal and interest...
16. In the event of the sale or transfer of the Title to the premises described herein, the proceeds of the sale...
17. The Trustee shall have the right to sue for the principal and interest...
18. The Trustee shall have the right to sue for the principal and interest...
19. The Trustee shall have the right to sue for the principal and interest...
20. The Trustee shall have the right to sue for the principal and interest...



Unit 34 in Catalina Villas Condominium III as delineated on a survey of the following described real estate: Part of Lot 6 (except the South 242.00 feet of the East 185.00 feet) in Silver Lake Gardens Unit 8, a subdivision of part of the East half of the Northeast quarter of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Catalina Construction Corporation, an Illinois Corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 86296707 together with its undivided percentage interest in the Common Elements.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said declaration and any amended declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the grantor herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said declaration and to all other terms of said declaration which is hereby incorporated herein by reference thereto, and to all the terms of each amended declaration re-recorded pursuant thereto.

Permanent Index Number: 27-13-206-001

Pty Address: Unit 34 - 7243 W. 152nd Court, Orland Park, Illinois

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